

SNCAMA Property Record Card

Parcel ID: 089-144-20-0-40-07-017.00-0

Quick Ref: R303715

Tax Year: 2025

Run Date: 6/19/2026 7:42:50 PM

OWNER NAME AND MAILING ADDRESS

WIECHMAN, GABRIEL LUKE & DENISE AN

25033 W 95TH TER
LENEXA, KS 66227-7339

PROPERTY SITUS ADDRESS

4124 SW SHENANDOAH RD
Topeka, KS 66610
4126 SW SHENANDOAH RD

LAND BASED CLASSIFICATION SYSTEM

Function: 1102 Duplex Sfx:
Activity: 1100 Household activities
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R
Living Units: 2
Zoning: M1
Neighborhood: 716.0 716.0 - DUPLEXES NEAR
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 014-014

TRACT DESCRIPTION

MONARCH MEADOW, BLOCK E, Lot 7, ACRES
0.3, BLK E LOT 7 MONARCH MEADOW



Image Date: 08/25/2020

PROPERTY FACTORS

Topography: Level - 1, Rolling - 4
Utilities: All Underground - 2
Access: Paved Road - 1, Sidewalk - 6
Fronting: Residential Street - 4
Location: Neighborhood or Spot - 6
Parking Type: On and Off Street - 3
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
08/25/2020	1:57 PM	3	S	JGW		
07/28/2020	8:23 AM	VI	VI	JGW		
06/30/2020	11:27 AM	IX	P	JGW		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
19-1954	180,000	Dwelling	06/05/2019	C	100

2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	45.210	348.540	393.750
Total	45.210	348.540	393.750

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code

NEW CONSTRUCTION

Class	Value	Reason Code

MARKET LAND INFORMATION

Method	Type	Link	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	Value Est
Fron	1-Regular Lot - 1			85	153	1.07	5	250						130	60.00	265.00	40.00	40.00	45.210

Total Market Land Value 45,210

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DWELLING INFORMATION

Res Type: 5-Duplex
 Quality: 3.00-AV
 Year Blt: 2019 Est:
 Eff Year: Link:
 MS Style: 1-One Story
 LBCSstruct: 1202-2 units (duplex)
 No. of Units:
 Total Living Area:
 Calculated Area: 2,690
 Main Floor Living Area: 2,690
 Upper Floor Living Area Pct:
 CDU: AV
 CDU Reason:
 Phys/Func/Econ: AV / /
 Ovr Pct Gd/Rsn:
 Remodel:
 Percent Complete:
 Assessment Class:
 MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch
 Bsmt Type: 1-Slab - 1
 Total Rooms: 8 Bedrooms: 6
 Family Rooms:
 Full Baths: 4 Half Baths: 2
 Garage Cap: 4
 Foundation: None - 1

IMPROVEMENT COST SUMMARY

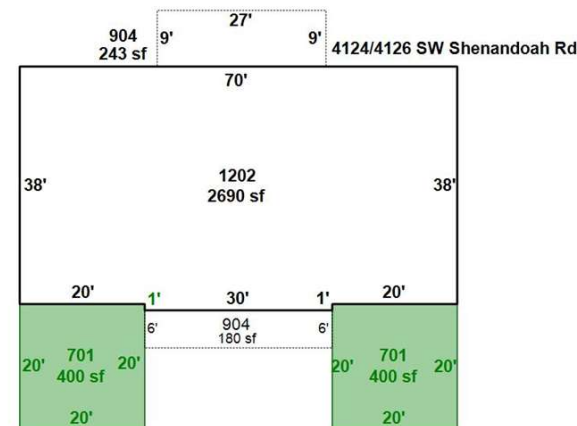
Dwelling RCN: 356,580
 Percent Good: 91
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 324,490
 Other Improvement RCN: 0
 Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 45,210
 Cost Building: 324,490
 Cost Total: 369,700
 Income Value: 0
 Market Value: 370,700
 MRA Value: 362,000
 Weighted Estimate: 378,800

FINAL VALUES

Value Method: PRIOR
 Land Value: 45,210
 Building Value: 348,540
 Final Value: 393,750
 Prior Value: 393,750



DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
101-Frame, Hardboard Sheets		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	22			
602-Plumbing Rough-ins	2			
621-Slab on Grade	2,690			
701-Attached Garage	400			
701-Attached Garage	400			
736-Garage Finish, Attached	400			
736-Garage Finish, Attached	400			
904-Slab Porch with Roof	243			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
904-Slab Porch with Roof	180			